

At Tern developments we pride ourselves on our quality, craftsmanship and attention to detail.

Our company mission is to build the finest quality new homes to the utmost of our ability.

We employ the very best of traditional expertise with cutting-edge, modern construction techniques.

We look to build small, boutique developments together with impressive individual homes. With care and attention to detail we are creating new homes for the community, that's why our mission statement is, and will always be:

**IF IT'S WORTH DOING,  
IT'S WORTH DOING RIGHT!**

See more at [www.hinguarplace.co.uk](http://www.hinguarplace.co.uk)

*Tern*  
DEVELOPMENTS

**TERN DEVELOPMENTS LIMITED**  
The Old Slaughter House, Boars Tye Road, Silver End,  
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[www.terndevelopments.co.uk](http://www.terndevelopments.co.uk)



HINGUAR PLACE  
**THE OLD SCHOOLHOUSE**

SHOEBURYNESS SS3 9AN

A sensitive remodelling of a former Victorian school into 13 mews houses  
at Shoeburyness in Southend

*Tern*  
DEVELOPMENTS



WELCOME TO TRADITIONALLY  
STYLED FAMILY HOMES IN A  
WONDERFULLY REMODELLED  
VICTORIAN SCHOOL AT THE VERY  
HEART OF SHOEBURYNNESS



The Old Schoolhouse is a sensitive remodelling of a former Victorian school into 13 mews houses. Here you'll find a collection of 1,2 and 3 bedroom single and two story houses which have been thoughtfully remodelled with great attention to detail and with a generous

high end specification throughout. Hinguar Place is within close proximity to the centre of Shoeburyness with its quality local shops and excellent schools. (the high street is at the end of the road). Southend town centre is just 13 minutes and Southend airport just 18 minutes drive

away. The Hinguar Place location is also perfect for the commuter, Shoeburyness rail station is under 3 minutes walk away\* and provides a direct line service into London's Fenchurch Street.

\* Source: Google maps





## THE OLD SCHOOLHOUSE

SPACIOUS AND STYLISH MEWS HOUSES TRANSFORMED FROM A FORMER VICTORIAN SCHOOL BUILDING

contemporary interiors with a stylish specification.

The creative design ensures the needs of today's new home purchasers are not compromised.

Each new home at The Old School at

Hinguar Place is carefully planned to ensure maximum use of light and space.

The specification is generous too, with fully fitted kitchens including built-in appliances, stone worktops, a generous electrical specification, gas heating via

underfloor system with highly efficient combi boiler and generous parking. All complemented by an excellent standard of construction and finish consistent with all Tern Developments properties.







**THE OLD SCHOOL**  
GROUND FLOOR PLANS

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.



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## Specification

### KITCHEN

- Interior designed fitted kitchen
- Soft close doors and drawers
- Silestone worktops
- Integrated single electric oven
- Integrated ceramic hob
- Integrated dishwasher
- Integrated cooker hood (Plot 1 chimney extractor)
- Integrated microwave
- Integrated washing machine
- 1.5 bowl stainless steel sink
- Lever mixer tap
- Under Wall Unit lighting
- Plinth lighting

### BATHROOM

- Bath with thermostatic combined bath filler and shower control
- Hand wash basin
- Dual flush push button wc's
- Heated towel rail

### EN-SUITE

- Thermostatic surface mounted shower
- Heated towel rail

### HEATING & ELECTRICS

- Underfloor heating system
- LED down lights to kitchen, lounge, hall and bathroom
- Chrome light switches and plug sockets
- Provision for HD and Virgin media TV to living area and bedrooms

- Heat and smoke detectors
- Carbon monoxide detector

### WALLS & FLOOR FINISHES

- Floor and wall tiling to bathroom and en-suite
- White painted internal walls
- Laminate flooring to kitchen, dining, lounge and hall
- Carpets to stairs, landings and bedrooms

### JOINERY

- Entrance doors with multi-point locking system
- Skirting and architraves

The Company employs a policy of continuous improvement and it reserves the right to alter or amend the specification as necessary and without prior notice. The images shown are for guidance only and are not a definitive representation of the finished specification



### WALKING TIMES FROM HINGUAR PLACE\*

SHOEBURYNESS HIGH STREET	2 MINUTES
SHOEBURYNESS RAIL STATION	3 MINUTES
SEAFRONT (Rampart Street)	3 MINUTES

### DRIVING TIMES FROM HINGUAR PLACE\*

SOUTHEND TOWN CENTRE	13 MINUTES
SOUTHEND AIRPORT	18 MINUTES
BASILDON TOWN CENTRE	31 MINUTES
JUNCTION 29 (M25)	38 MINUTES
DARTFORD CROSSING (M25)	55 MINUTES

### TRAIN TIMES FROM HINGUAR PLACE\*

SOUTHEND STATION	23 MINUTES
FENCHURCH STREET STATION	61 MINUTES

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